



CITY OF COSTA MESA
77 Fair Drive, Costa Mesa, California 92626
Tel. 714.754.5245 / Fax 714.754.4856

TO: Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Availability** and **Notice of Intent** to Adopt the
Anchor Live/Work Project (1527 Newport Boulevard) Initial Study/Mitigated Negative Declaration

This serves as the City of Costa Mesa's Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the 40-unit Anchor Live/Work Project (1527 Newport Boulevard), prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, and local implementation procedures.

PROJECT TITLE: Anchor Live/Work Project, 1527 Newport Boulevard

PROJECT LOCATION: 1527 Newport Boulevard, City of Costa Mesa, County of Orange

PROJECT DESCRIPTION: The City of Costa Mesa is processing a planning application from Intracorp Socal -1, LLC for a 40-unit live/work development at 1527 Newport Boulevard. The proposed Project involves the following:

1. **Planning Application PA-12-21** – Urban Master Plan for development of a 40-unit live/work Project at the site of an existing mobilehome/recreational vehicle park within the 19th West Urban Plan area. The Project consists of the development of 40 live/work units with a total gross density of 21 units per acre and an FAR of 1.0; refer to Exhibit 2-5, Master Plan. The buildings are designed in three-plex and four-plex clusters. The development includes attached three-story development with roof decks, two-car garages and open parking areas, commercial "work" space on ground floor, and living space and bedrooms at upper levels. The proposed live/work units are comprised of 2 bedrooms plus a den (about 2,000 square feet). A total of 80 garage parking spaces and 40 open parking spaces are proposed (120 parking spaces or 3 spaces per unit). The Project includes the following deviations:
 - A deviation from the parking design standards (20' x 20' required, 19' x 18'-6" proposed); and
 - A deviation from the minimum work space requirement (250 SF required, 190 SF proposed).
2. **Vesting Tentative Tract Map 17501** – Subdivision of a 2-acre property for condominium purposes to allow private sale and ownership of the live/work units.

The Project requires City of Costa Mesa approval of the Anchor Live/Work Master Plan, Vesting Tentative Tract Map No. 17501, deviations from the Urban Plan development standards, Demolition Permit, Grading Permit, and Building Permit(s).

NOTICE IS HEREBY GIVEN THAT: The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the above-cited Project. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

The Initial Study/Mitigated Negative Declaration is available for a 30-day review period from **November 21 through December 21, 2012**. The Initial Study/Mitigated Negative Declaration may be viewed on the City's website, Development Services Department webpage, at www.costamesaca.gov. Reference copies of the Draft Initial Study/Mitigated Negative Declaration are also available for review at the following locations:

- CITY OF COSTA MESA PLANNING DIVISION, 77 FAIR DRIVE, COSTA MESA;
- MESA VERDE LIBRARY, 2969 MESA VERDE DRIVE EAST, COSTA MESA; and
- COSTA MESA LIBRARY, 1855 PARK AVENUE, COSTA MESA.



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For questions regarding the proposed Mitigated Negative Declaration contact: Ms. Claire Flynn, AICP, Assistant Development Services Director, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Tel. 714.754.5278, Fax 714.754.4856, Email claire.flynn@costamesaca.gov.

PUBLIC REVIEW PERIOD: In accordance with the State CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and received by the City of Costa Mesa no later than 5:00 p.m. on December 21, 2012, in order to be considered prior to the City's final determination on the Project. Should you decide to challenge this Project, you may be limited to the issues raised during this public review period. Please mail or fax your written comments to: Ms. Claire Flynn, AICP, Assistant Development Services Director, City of Costa Mesa, 77 Fair Drive, Costa Mesa, California 92626, Fax 714.754.4856.

Starting Date: November 21, 2012

Ending Date: December 21, 2012

PLANNING COMMISSION PUBLIC HEARING

January 14, 2013 at 6:00 p.m.
City of Costa Mesa Council Chambers
77 Fair Drive, Costa Mesa, California

Date: November 20, 2012

Signature:

Claire Flynn, AICP

Title: Assistant Development Services Director

Telephone: 714-754-5278